

# Old Paper Mill Road Park

Preliminary Design Presentation

June 29, 2022

# MEETING AGENDA

- ▶ **Welcome and Introductions**
- ▶ **Project Background and Overview**
  - ▶ History
  - ▶ Need
- ▶ **Presentation of Preliminary Design**
- ▶ **Feedback**
- ▶ **Next Steps**

# MEETING GOALS

- ▶ Provide project background and history
- ▶ Review design updates
- ▶ Present and receive feedback on the preliminary design



# EXISTING SITE IMAGERY



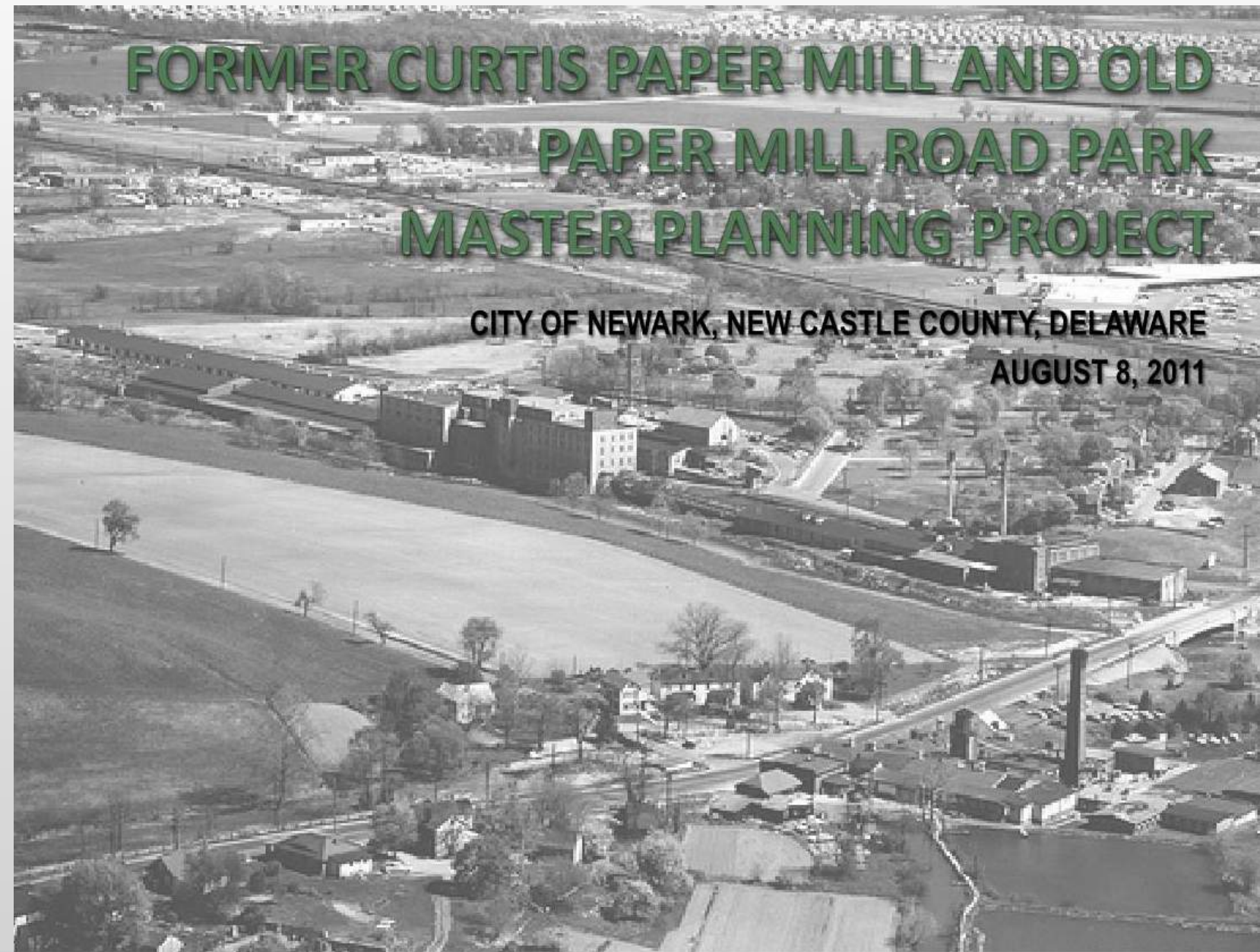


# EXISTING SITE IMAGERY





# PREVIOUS PLANNING INITIATIVES



## KEY OPPORTUNITES AND LIMITATIONS

### OPPORTUNITES:

- BORDERS WILD AND SCENIC WHITE CLAY CREEK
- CLOSE PROXIMITY TO EXISTING STATE PARKLAND AND POMEROY TRAIL
- EASY ACCESS FROM PAPER MILL ROAD (ROUTE 72)
- EDUCATIONAL OPPORTUNITES – HISTORIC SIGNIFICANCE
- ACQUIRED FOR THE PURPOSE OF PRESERVING AS PUBLIC LAND AND TO DEVELOP ACTIVE AND PASSIVE PARKS
- SCENIC AND INTERESTING VIEWS
- CITY GATEWAY

### LIMITATIONS:

- 100 YEAR FLOODPLAIN IMPACT
- DESIGNATED BROWNFIELD SITE
- LIGHTING RESTRICTION (OLD PAPER MILL PARK)
- POTENTIAL SHPO HISTORIC ARTIFICAT SITE

## PROJECT SUMMARY AND GOALS

### PROJECT OBJECTIVE:

CREATION OF A COMPREHENSIVE PARKS AND RECREATION MASTER PLAN FOR THE FORMER CURTIS PAPER MILL SITE AND OLD PAPER MILL ROAD PARK

### PROJECT GOALS:

- CREATE A CITY GATEWAY OPPORTUNITY ALONG PAPER MILL ROAD CORRIDOR
- CREATE NEW ACTIVE AND PASSIVE RECREATION OPPORTUNITIES FOR NEWARK RESIDENTS
- EXPAND EXISTING PEDESTRIAN AND BICYCLE NETWORK AND IMPROVE SAFETY AND MOBILITY FOR THE SAME
- INCORPORATE BROWNFIELD REMEDIATION PLANS INTO PARKLAND DEVELOPMENT
- GATHER PUBLIC INPUT AND SUPPORT FOR THE PROJECT

## Additional Concerns/Opportunities

- ▶ Recently inclusive playground and restroom facility
- ▶ Proposed White Clay Bridge
- ▶ Pedestrian Crossing of Old Paper Mill Road
- ▶ Increased parking demands
- ▶ Planned events in area parks
- ▶ SHPO area restrictions







# MASTER PLAN AND PROJECT PHASING



1 | CONCEPT MASTER PLAN  
Scale: 1" = 50'



JUNE 2011



## PHASE 3 – OLD PAPER MILL ROAD PARK

### SITE ELEMENTS:

- 45 +/- CAR PARKING
- SKATE SPOT
- BASKETBALL COURT
- BALL WALL COURT
- PLAYGROUND – AGES 2-5 AND 5-12
- PICNIC PAVILLION
- MULTI-USE TURF FIELD
- BICYCLE JUMP/PUMP PARK
- WALKING/JOGGING/BIKING TRAILS
- NATIVE MEADOW GRASSES AND LANDSCAPING





# Design Update

**Old Paper Mill Road Park completed a preliminary design in 2011.**

**Why was an updated design needed?**

► Changes in Newark parks facility inventory:

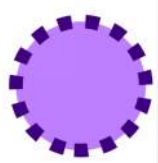
- 2011, no skate parks in Newark
- In 2013, two skate parks were constructed, one each at Handloff and Phillips Parks
- Two basketball courts were constructed at Kershaw Park in 2019
- Newark has 16 tennis courts and 18 basketball courts in its parks
- With the popularity of the Reservoir and Preston's Playground, it became apparent that additional parking would be needed to support the new park and overflow reservoir parking
- 2011 design provided 48 parking spaces; New plan shows 103

► Newark Parks and Recreation needs and trends:

- Multi-purpose grass area to support youth leagues and adult leagues, with ample parking
- Open area and pavilion to hold events at the park
- Pickleball courts, one of the fastest growing sports in America and very popular in Newark
- Sand volleyball for leagues and open play



# Site Context Mapping



10 Min. Walk



Project Site

## Adjacent Park Facilities



**Newark Reservoir**

- Trails
- Playground
- Restroom building
- 60 Parking spaces



**Karpinski Park**

- Trails
- Stream access
- No Parking spaces



**Curtis Mill Park**

- Trails
- Historic Monument
- 14 Parking spaces



**Coverdale Park**

- Trails
- Stream Access
- No Parking spaces



**Olan Thomas Park**

- Walking Path
- Botanical area
- No Parking spaces



**Kershaw Park**

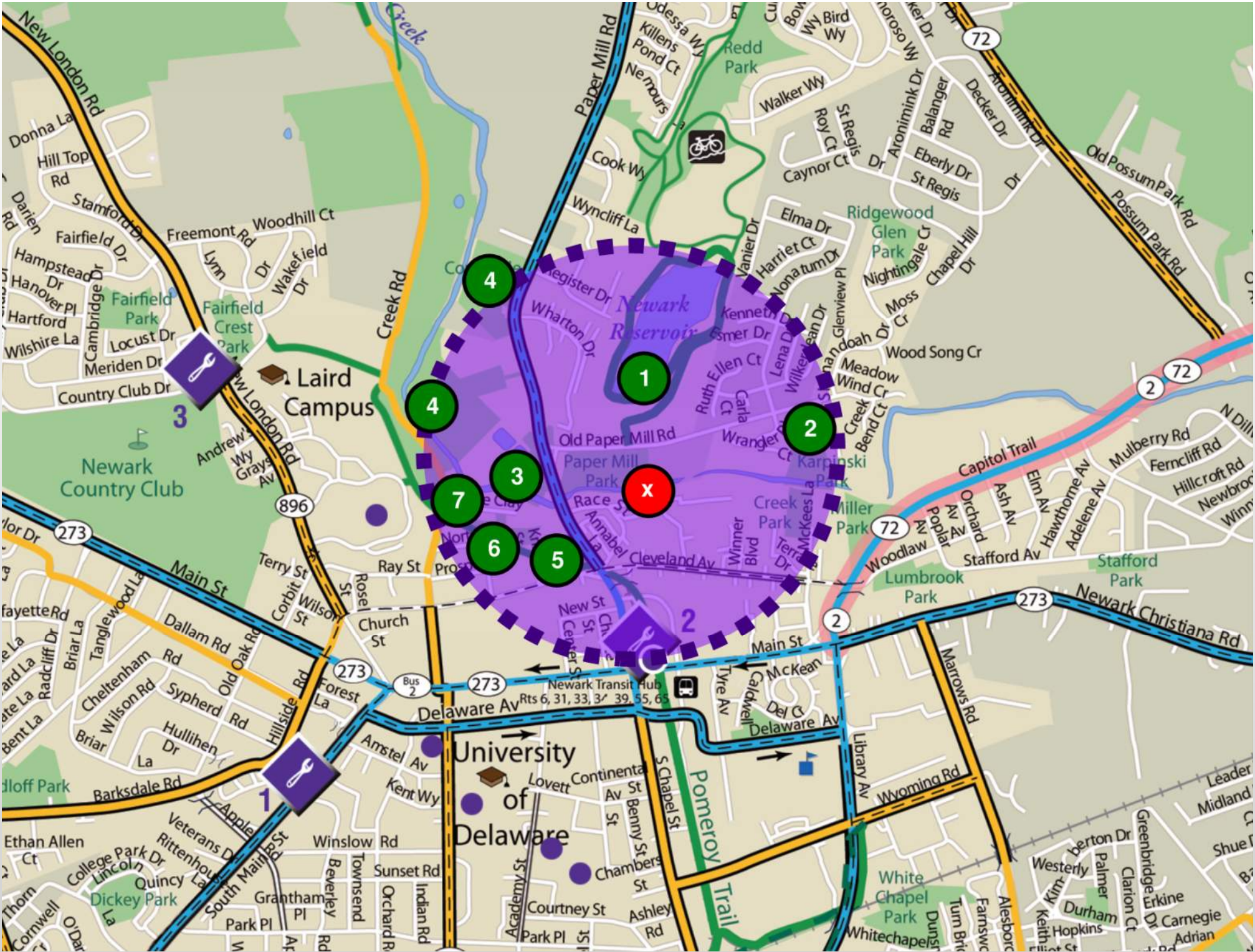
- Natural Trails
- 2 Basketball courts
- Stream access
- 8 Parking spaces



**Orville A. Clark Park**

- Trails
- Stream access
- No Parking spaces

8

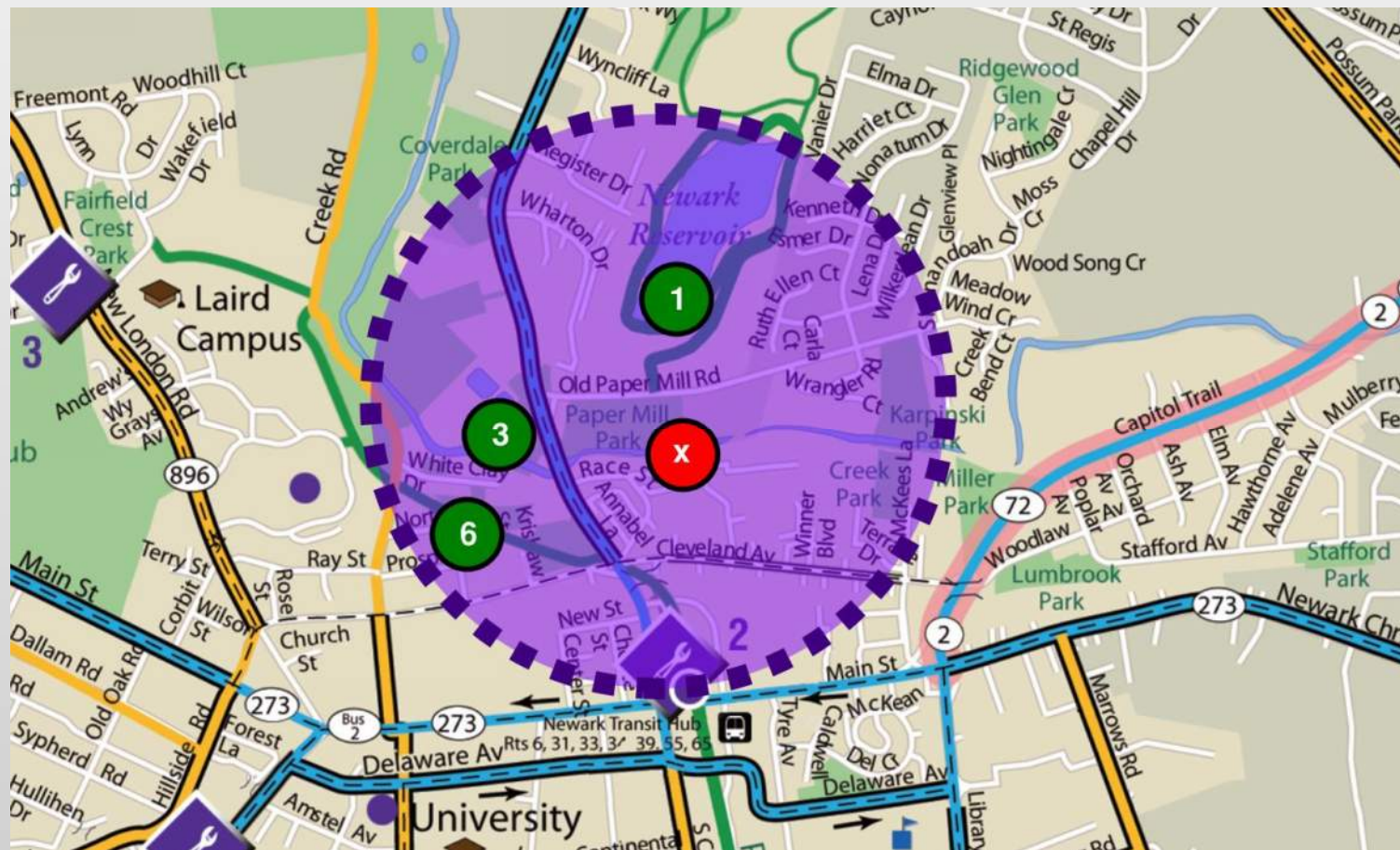




# Parking Assessment

## ► Existing parking spaces within 10 min. walk from project site: 82 Spaces

- 1 Newark Reservoir: 60 permitted spaces
- 3 Curtis Mill Park: 14 Spaces
- 6 Kershaw Park: 8 Spaces



- Not feasible to provide the required number of parking for peak use events
- Excess parking utilizes spaces that could be used for development of other recreational facilities
- Placing parking adjacent to every facility results in a large amount of road and thus less space for recreational facilities
- Plan for daily use and not peak use of the park
- Parking Counts and verification during final design

# GOALS AND KEY ACTIONS



## Open Space and Recreation - Goals

- ▶ Protect wildlife and primitive areas within the watershed
- ▶ Achieve compatibility among park uses
- ▶ Link open lands throughout the watershed to increase open space and recreation opportunities and to protect riparian areas to improve water quality
- ▶ Distribute visitation among parks



# GOALS AND KEY ACTIONS



## Trails and Roads - Goals

- ▶ Provide an integrated system of trails that avoids sensitive natural and cultural resources and connects publicly owned lands in the watershed
- ▶ Provide a system of non-motorized trails within the watershed that meets the needs of such user groups
- ▶ Promote safety for recreational users of park roads
- ▶ Encourage trail users to stay on trail routes



# MANAGEMENT PLAN GOALS



## Open Space and Recreation - Goals

- ▶ Improve and conserve water quality and water quantity
- ▶ Conserve open space, woodlands, wetlands, and geologic features
- ▶ Protect native plant and animal species
- ▶ Preserve cultural, historical and archaeological sites
- ▶ Enhance outdoor recreation opportunities
- ▶ Encourage environmental education and watershed awareness



# SITE INVENTORY

## ► Roads

- Adjacent roads include:
  - Old Paper Mill Road
  - Curtis Lane
  - Wrangler Road
  - Nonantum Drive
- Intersecting roads:
  - Paper Mill Road/Old Paper Mill Road

## ► Park Structures

- None on site
  - Newly construction restroom facility at Preston's playground
- Several bird and bat boxes along the stream buffer



# SITE INVENTORY

## ► Lighting:

- Currently no site or security lighting

## ► Site Furnishings:

- None

## ► Site Amenities

- None

## ► SHPO Artifact Area / Historic Features:

- SHPO (State Historic Preservation Office) area has been identified on the property.
- No site development or grade changes may be made in the SHPO area.
- SHPO area must be maintained as grass or meadow
- Fencing shall be required around the entire perimeter of the SHPO area with signage prohibiting trespassing

## ► Sidewalk and Pedestrian Paths:

- None

## ► Vegetation

- Existing stream buffer
- Open lawn



# SOIL INVENTORY



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DaB	Delanco silt loam, 3 to 8 percent slopes	8.1	88.0%
Hw	Hatboro-Codorus complex, 0 to 3 percent slopes, frequently flooded	1.1	12.0%
Totals for Area of Interest		9.2	100.0%

## Properties and qualities

*Slope:* 3 to 8 percent  
*Depth to restrictive feature:* 60 to 118 inches to lithic bedrock  
*Natural drainage class:* Moderately well drained  
*Runoff class:* Medium  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 2.00 in/hr)  
*Depth to water table:* About 20 to 40 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* High (about 10.7 inches)

## Properties and qualities

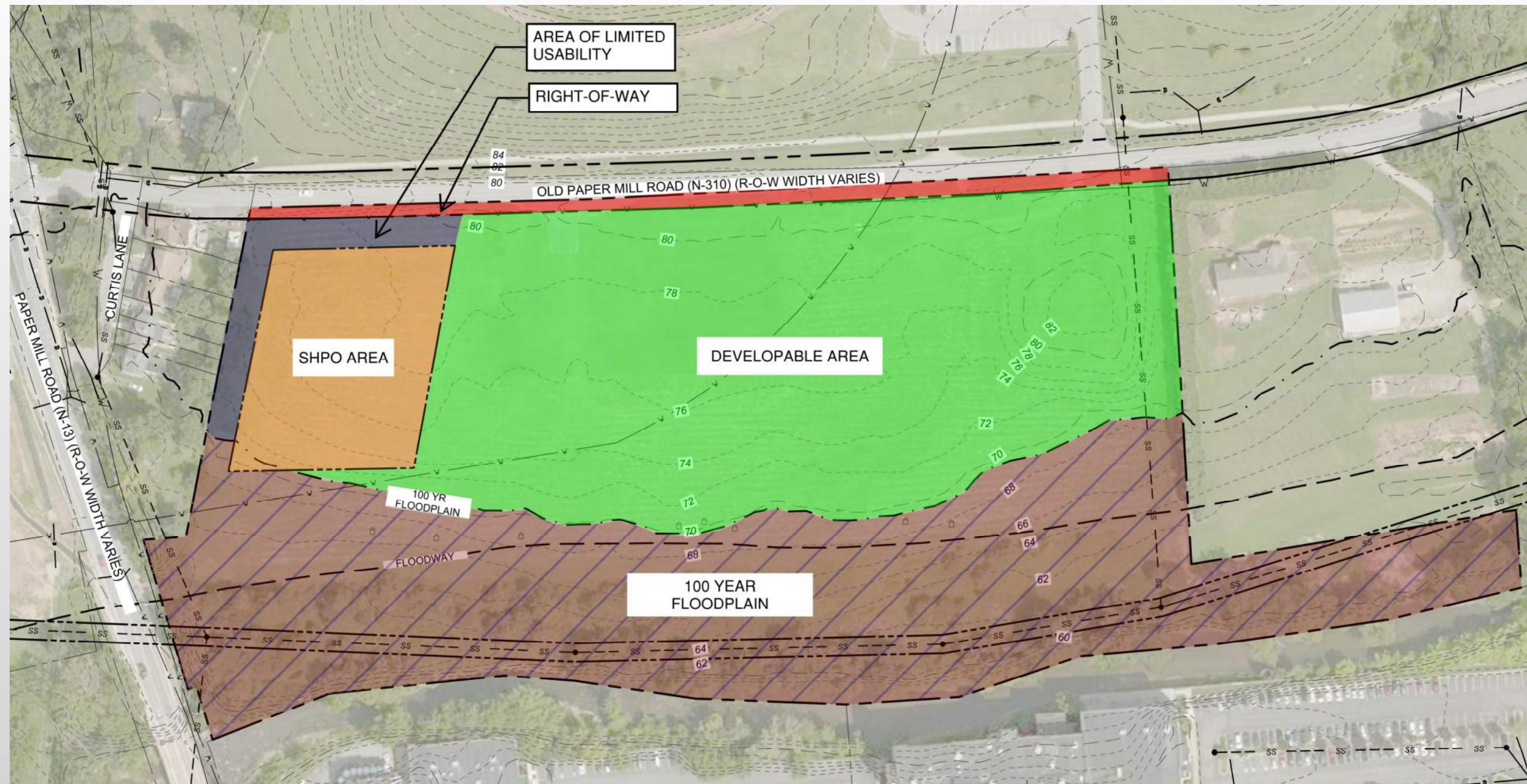
*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* 60 to 118 inches to lithic bedrock  
*Natural drainage class:* Poorly drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
  
*Depth to water table:* About 0 to 6 inches  
*Frequency of flooding:* Frequent  
*Frequency of ponding:* Frequent  
*Available water storage in profile:* High (about 10.4 inches)



# DEVELOPABLE AREA

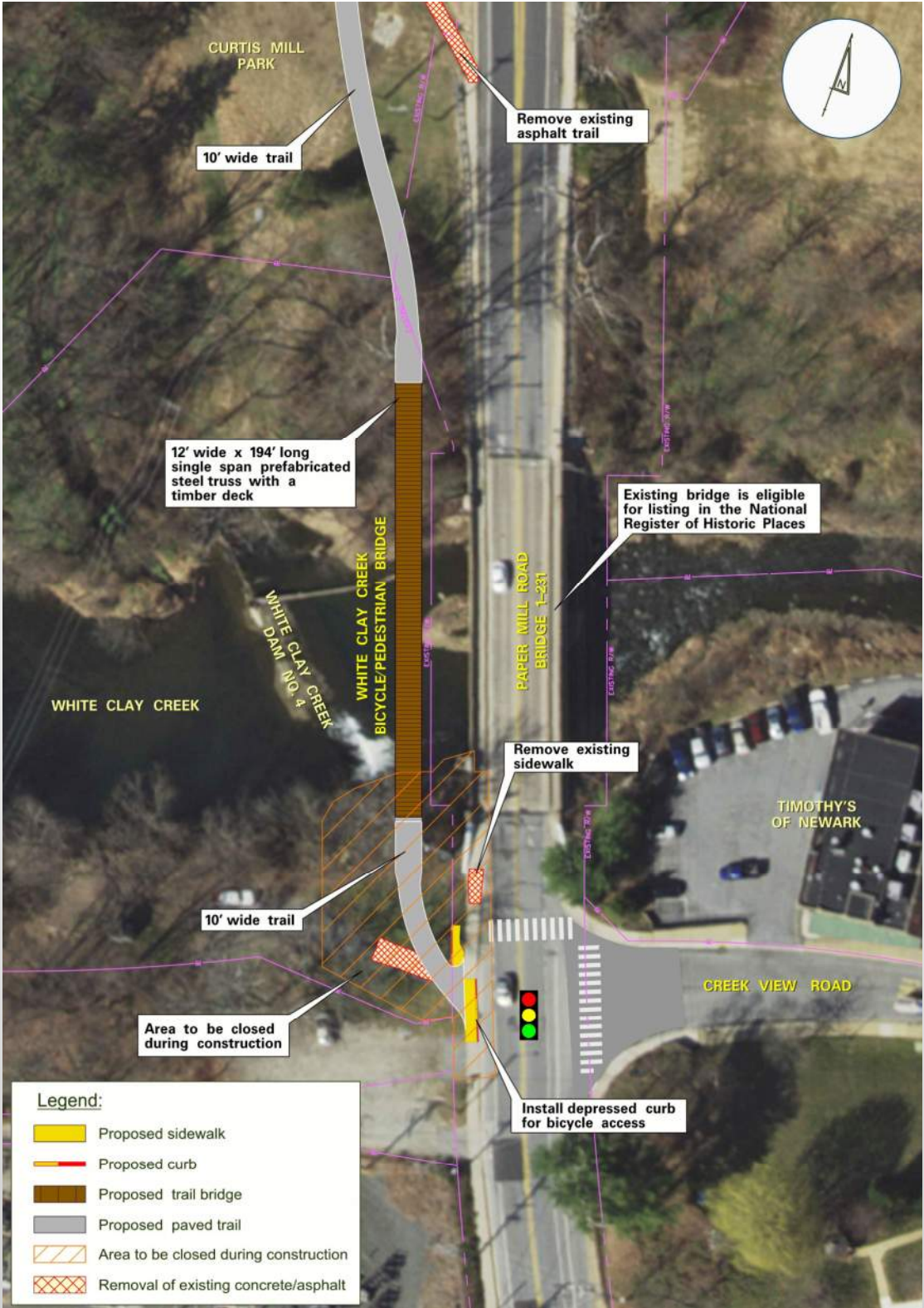
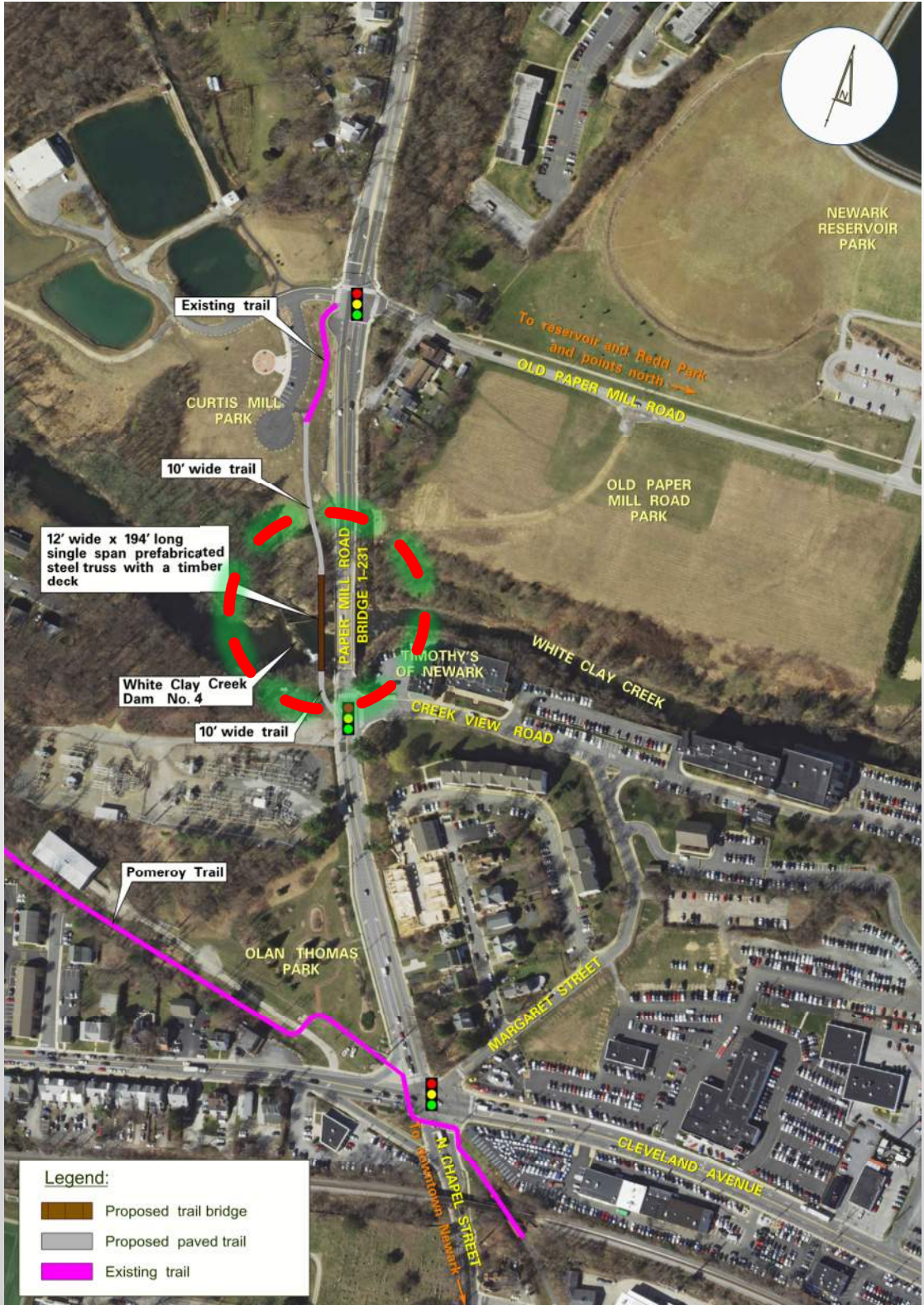
## Site Area Breakdown

- **Total Site**  
13.94 ac.
- **100 yr Floodplain**  
6.23 ac. (44.7%)
- **SHPO Area**  
1.10 ac. (7.1%)
- **Right-of-Way**  
0.33 ac. (2.3%)
- **Limited Usability**  
0.33 ac. (2.3%)
- **Developable Area**  
5.95 ac. (42.70%)





# WHITE CLAY CREEK BICYCLE/ PEDESTRIAN BRIDGE





# WHITE CLAY CREEK BICYCLE/ PEDESTRIAN BRIDGE





# SITE ANALYSIS SUMMARY

- ▶ Need for parking in order to support community events and nearby parks/amenities
- ▶ Safety issue and concerns for pedestrian crossing at Old Paper Mill Road
- ▶ Need for pedestrian connections between nearby parks and trail systems
- ▶ Screening should be provided for adjacent residential areas
- ▶ Project site is limited due to floodplain and SHPO areas; Park design should maximize the developable area within the site
- ▶ Existing riparian area adjacent to White Clay Creek should be reinforced and protected
- ▶ Existing bat and bird houses should be salvaged and reinstalled throughout the park
- ▶ SHPO area may be used as a meadow to help extend the riparian area and encourage wildlife diversity
- ▶ Need for active recreation opportunities within the area
- ▶ Need to accommodate emerging trends



# GUIDING PRINCIPLES

- ▶ Provide parking area to support surrounding recreational facilities
- ▶ Provide overflow parking area for community events
- ▶ Improve safety and connections
- ▶ Support park and recreation programs
- ▶ Manage, enhance, and protect wildlife habitat areas
- ▶ Comply with goals and objectives of White Clay Creek National Wild and Scenic River guidelines

# UPDATED PARK PROGRAM

- ▶ One youth soccer field (similar in size to those at Kells Park – 250'x300' and Fairfield Park – 135'x200')
- ▶ Permanent parking to support proposed facilities
- ▶ Community event space
- ▶ Overflow parking to support additional demands at Reservoir Park and community events within the area
- ▶ Trails – both paved and natural
- ▶ Pickleball court(s)
- ▶ Areas for temporary grass volleyball courts ( 7 for league play)
- ▶ Consideration for a permanent sand volleyball court
- ▶ Pavilions (20x25) and other site amenities
- ▶ Climbing feature or play structure



# Initial Working Concepts





# Parking Assessment

## Required Parking:

### Soccer Field: 1 field

30 players (2 teams of 15)  
4 coaches (2 per team)  
50 spectators (25/team)  
2 refs or umpires

**86 people per field**

### Sand Volleyball Courts: 2 courts

24 Players (4 teams of 6)  
2 refs

**26 people per court**

### Pickleball Courts: 6 courts

24 Players (12 teams of 2)  
**24 people per court**

### Climbing structure

11 Users  
**11 people**

### Park/Trail

10 Users  
**10 people**

### Pavilion

16 Users  
**16 people**

**Total max. # of users = 173**

- Calculations assume no teams waiting for field (per Newark Parks and Rec.)
- Assume 2.5 people per car = 71 spaces
- Daily rate of 60% of peak use = 107 spaces
- Plan for 70 to 100 Spaces for daily parking

Peak Parking Need = 173 spaces  
Daily Parking Need = 90 spaces  
**Total Parking Provided = 103 spaces**

**Overflow Parking = 120 spaces**  
(on multi-purpose field)

Overflow Parking at Reservoir Park = 24 spaces

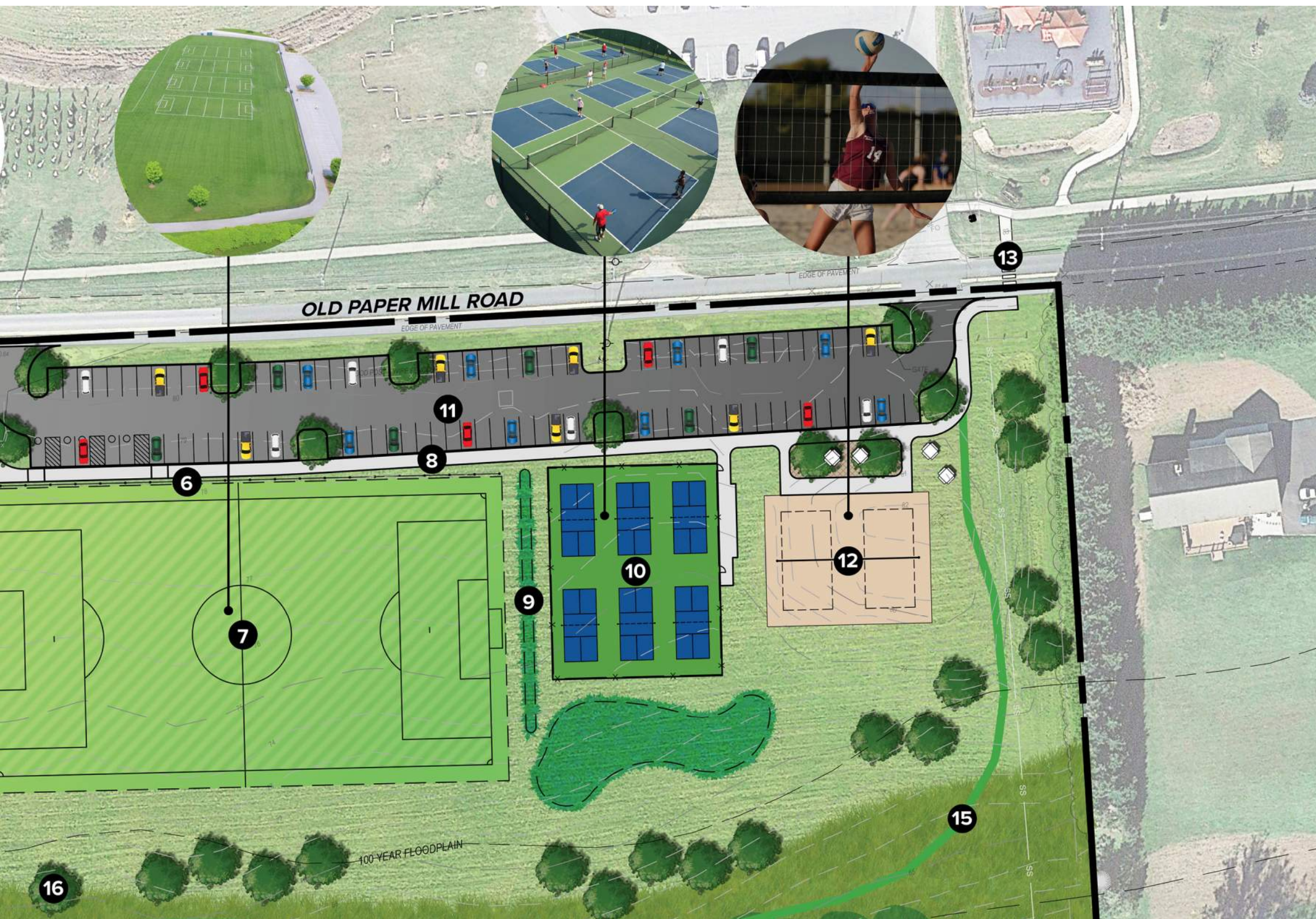


# Preliminary Design



- ① Existing Meadow
- ② Fenced SHPO Area
- ③ Picnic Tables (Typ.)
- ④ Climbing Structure (5-12 yr old)
- ⑤ Shelter
- ⑥ 4' - Sideline Fence
- ⑦ Multi-Purpose Field (165'x300')
- ⑧ 8' Wide Accessible Trail
- ⑨ Stormwater BMP (Typ.)
- ⑩ 6 - Lighted Pickleball Courts
- ⑪ 103 Parking Spaces (5 HC)
- ⑫ 2 Sand Volleyball Courts
- ⑬ Crosswalk & Trail Connection
- ⑭ Entrance Sign
- ⑮ Mowed Grass Trail
- ⑯ Proposed Tree (Typ.)





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# WHAT COMES NEXT?

1. July 2022 - Address any comments and suggestions from public meeting and finalize the design, develop construction estimates and potential phasing plan
2. August 2022 - Meet with the City staff to review the final park design and cost estimate
3. September to December 2022 - Develop construction plans for development of the park
4. Construction in the summer/fall of 2023

**Project Financing: \$1,400,000**  
American Recovery Plan Act  
(ARPA) Funding





THANK YOU!